

**Minutes**  
**Woodbridge Property Owners Association, Inc.**  
**September 8, 2014**

**Present:** Jason Drum; Roy Dyer; Robert Lutz; Jacquie Rochford; Stephanie Stearns; Clenon Tackett; Jeff Wright; Nancy Quinn

**Absent:** Burt Costner; Dee Hunt; Elaine Taylor

**Call to Order**

The meeting was called to order by Clenon Tackett, President, at 6:04 PM. Nancy had some corrections to make to August Minutes. Jeff Wright made a motion to approve the August 4, 2014 Meeting Minutes, which was properly seconded by Jason Drum and unanimously approved by the Board.

**Treasurer/ Financial Reports:**

- Nancy & Jeff clarified the expense for QuickBooks. The charge is so the Board will have a copy to pull up reports as needed. The license is now valid through 2017.
- The Aging Report was discussed along with suggestions on how to get the outstanding amounts paid. Options discussed included putting liens on their property or looking into costs associated with taking them to small claims court.
- A check paid to the golf course for \$1000 was not received by them and they were paid in cash. A stop payment will be put on the outstanding check.
- The storage unit fee will be looked into and an alternate location for storage will be determined.

There was a motion by Jacquie Rochford to approve the treasurer report and it was properly seconded by Jason Drum.

**Committee Reports:**

Environmental: Jacquie Rochford

- 931 New Camp Creek Church Road – Homeowners had reported a tree down. Clenon handled and explained that tree removal is not the responsibility of the Board.
- 101 Lakewood Drive – The renters on this property continue to keep their dog tethered in the back yard. Clifford's Army was called out and due to the fact that they have a shelter for the dog, they can't legally do anything to help. The owners of the property do not appear receptive to resolving the issue.
- 105 Lakewood Drive – The homeowner called regarding the amount of animals being dumped on the street. Jacquie advised them to try to get a tag number and contact animal control.

- Robert mentioned the problem at his neighbor's house where they have boat trailers on blocks. Jacquie will send a letter.
- 123 Oakmount – They sent in a request for a fence. The Environmental Committee made a motion to approve and it was approved by the Board.
- 926 New Camp Creek Church Road – A race car, trailer, and a truck are being kept on their property. Since the vehicles are on their lawn, this is a violation of the covenants. Jacquie will send a letter
- All letters from the Environmental Committee will be signed from The Board.

Maintenance: Roy Dyer

- Roy looked into the quality of the streets in Woodbridge. He learned that the NCDOT performs pavement condition surveys of every road on the State system every two years. The last survey was completed in 2012. Looking at the ratings of several roads throughout the Woodbridge community on the 2012 survey, the roads ranged from a 75-95 out of a possible 100. Most resurfacing is done on roads that rate 50-75. Results will be reviewed after the 2014 survey is completed.

Hospitality: Stephanie Stearns

- The Community Yard Sale will take place on Saturday, September 20<sup>th</sup>. As of the meeting, ten homes have committed to participated. Stephanie will get signs made and posted and will advertise the sale locally.
- Susan Fanter resigned from the Hospitality Committee. She dropped off the Seasonal yard award signs at Clenon's house

**Old Business:**

- Lampposts – there was a discussion at the June meeting about installing some in the neighborhood – at least on main corners. Costs and options were discussed during the July and August meetings. Jeff will check with Duke Energy regarding prices and to see if there is a volume discount. He will also look at options for the fixtures. As an alternative, Jeff will contact the City of Shelby to look into gas-powered lamps.

**New Business:**

- The Restriction committee plans to meet in October. Clenon will oversee the committee and anticipates that it will take 6 weeks to amend the restrictions.

Meeting adjourned at 7:10 PM.

The next meeting will take place on October 6, 2014.